

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON JUNE 16, 2004
(Approved July 21, 2004)

The Planning Commission held their monthly meeting on Wednesday, June 16, 2004. Present for the meeting were Harold Kulp, Roy Kolb, Walter Woessner, Constance Megay, and Eugene Snyder.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

CITIZENS COMMENTS

No citizen comments

1. MINUTES

Mr. Woessner moved to approve the second draft minutes of the May 19, 2004 monthly meeting as presented. Mr. Snyder seconded the motion. Mrs. Megay abstained due to her absence at the May 19, 2004 monthly meeting. The motion carried.

Mrs. Megay moved to approve the minutes of the June 3, 2004 workshop meeting. Mr. Woessner seconded the motion. Mr. Kolb abstained due to his absence at the June 3, 2004 workshop meeting. The motion carried.

2. PARKERFORD CHURCH OF THE BRETHREN

Mr. Tom Todd of Gilmore Associates, Inc. and Mr. Byron Wenger, representative for Parkerford Church of the Brethren were present.

There was a review of the preliminary plans last revised May 6, 2004. The applicant has agreed to comply with the comments in the Township Engineer letter dated June 4, 2004 and has addressed the comments in the Township Traffic Engineer letter dated May 24, 2004. Mr. Gilmore noted the Township Manager is investigating the meeting minutes regarding the sidewalk issue along Old Schuylkill Road.

The Planning Commission reviewed and authorized Chairman signature of Component 4A of the Sewage Facilities Planning Module for Parkerford Church of the Brethren.

3. TAILORED TURF

Mr. Mike Donlan of Tailored Turf was present. Mrs. Megay moved to recommend preliminary plan approval for Tailored Turf in accordance with draft resolution dated June 9, 2004. Mr. Woessner seconded the motion. The motion carried unanimously.

4. HEATHER GLEN

Mr. Tom Todd of Gilmore Associates, Inc, Mr. Scott Pilecki of Heritage Building Group and Mr. Ross Unruh, counsel for the applicant, were present.

There was a review of the final plans last revised May 20, 2004 and June 4, 2004 Township Engineer letter. Mr. Woessner had concerns of the road profiling on the Heather Glen plans. The geography on the plans is not depicted accurately. The Planning Commission stated they should be prepared to make final plan recommendation at the July 21, 2004 meeting.

5. BETHEL CHURCH ROAD SUBDIVISION

Mr. Kim Kryder of Bursich Associates, Inc. was present.

Mrs. Megay moved to recommend final plan approval in accordance with draft resolution dated June 3, 2004 contingent upon Sheet 1 shall be modified to indicate that the additional right-of-way along Bethel Church Road (S.R. 1035) shall be offered for dedication and the benefit of the Pennsylvania Department of Transportation. Mr. Woessner seconded the motion. The motion carried unanimously.

6. CALVARY BAPTIST CHURCH

Mr. William Conner of Conner and Smith Engineering, Inc. and Mr. David Bowman, Calvary Baptist Church representative were present. Mr. Snyder moved to accept for review the final plans for Calvary Baptist Church. Mr. Woessner seconded the motion. The motion carried unanimously.

7. KEVIN AND CHRISTINE DAYLOR

Mr. Lane Daylor was present. Mr. Woessner moved to accept for review Daylor Subdivision preliminary plans dated May 25, 2004. Mr. Snyder seconded the motion. The motion carried unanimously.

8. IVYWOOD ESTATES

Mr. David Brewer of T.H. Properties was present. Mrs. Megay moved to accept for review Ivywood Estates preliminary plans dated May 20, 2004. Mr. Woessner seconded the motion. Mr. Kolb abstained due to a conflict of interest. The motion carried. Mr. Woessner provided Mr. Brewer and the Planning Commission copies of his 11 pre-review comments.

9. COVENTRY SELF STORAGE

Mrs. Megay moved to accept for review Coventry Self Storage preliminary plans dated June 9, 2004. Mr. Kolb seconded the motion. The motion carried unanimously.

10. WALLEY-FREDERICK

Mr. James Frederick, Mrs. Jane Frederick, and Mr. Matt Davenport of Schlough Incorporated were present. There was a brief review of the Walley-Frederick sketch plan dated May 17, 2004.

Mrs. Megay moved to forward Mr. Woessner's comments regarding the Walley-Frederick sketch to the Board of Supervisors. Mr. Snyder seconded the motion. The motion carried unanimously. Comments being:

- There is no obvious connection between the two parcels. It would appear that to have them considered contiguous there would be some permanent piece of property connecting them.
- Assuming that the road connecting them is deemed adequate by the ZHB, there is no land available for the required Street Trees within the Utility Easement.
- Is the easement provider comfortable with this road configuration?
- The road attachment to Ellis Woods/ Schoolhouse Road is shown about 40' North East of the new realigned intersection per the Heather Glen Final Plan. It must be directly aligned.
- No Stormwater Basins on individual lots are shown.
- Lots 1, 25, 41, 42, 45, 36, 51, 52, 53, 54, 36 have Driveway/ Intersection separation issues [$<100'$]
- The cu-de-sac needs emergency access provisions.
- Are there any permanent easements on the properties?
- The playground etc. required by ZO 1115.15 is not shown.
- The entrance to New Spiece Road scales to 200' from Old Schuylkill Road and may have a sight distance issue.
- There is no indication of how the required access will be provided to the Open Space [ZO 604.9] behind lots 27 to 32.
- Provisions for Old Schuylkill Road widening at the utility owned property will be necessary to maintain a continuous cartway width when the subdivision developer widens Old Schuylkill Road and Ellis Woods Road on the development side.
- Provisions for School Bus loading and unloading must be considered and shown.

11. JAMES DIGIUSEPPE

Mr. William Conner of Conner and Smith Engineering, Inc. and Mr. Dan Kobel, legal counsel for the applicant were present. There was a review of the DiGiuseppe sketch plan dated May 19, 2004. Mr. Woessner noted the end of the cul-de-sac is not visible from the entrance. He also noted that Lot #4 did not have the required frontage.

12. DOROTHY YERGEY

Mr. Yergey was present. There was a review of the Dorothy Yergey Sketches #1 and #2 dated February 17, 2004. Mr. Woessner noted a 30-foot right-of-way would be required and

there may be setback issues. It was noted Mr. Yorgey would need to go to the Zoning Hearing Board for a variance.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

The July 1, 2004 workshop meeting will not be held. The next meeting will be July 21, 2004 at 7:00 p.m. Mrs. Megay moved to approve and authorize Chairman signature on the letter dated June 16, 2004 recommending approval of the Ellis Woods Park Plan. Mr. Woessner seconded the motion. The motion carried unanimously.

Mrs. Megay noted the regional meeting would be held June 25, 2004.

ADJOURNMENT

Mrs. Megay moved to adjourn the monthly meeting at 9:30 p.m. Mr. Kolb seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco
Secretary